

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Mechling's Wilderness Park Estates
Final Plat No. 02012

DATE: April 21, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: A final plat consisting of 11 lots.

LAND AREA: 19 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LOCATION: Generally located at N. Mockingbird Lane and Mechling Drive

EXISTING ZONING: R-1, Residential

EXISTING LAND USE: Undeveloped, acreages

SURROUNDING LAND USE AND ZONING:

North: Densmore Park	P, Public
South: Undeveloped LPS site	I-3, Employment Center
East: Acreages, residential, commercial	R-1, Residential
West: Wilderness Park, acreages	P, Public

HISTORY: Wilderness Park Estates Preliminary Plat #00002 was approved by the City Council on July 16, 2001.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains and sanitary sewer. Agreements for Escrow of Security Funds have been accepted for the completion of street paving, sidewalks, street trees, storm sewers, ornamental lighting and street name signs.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

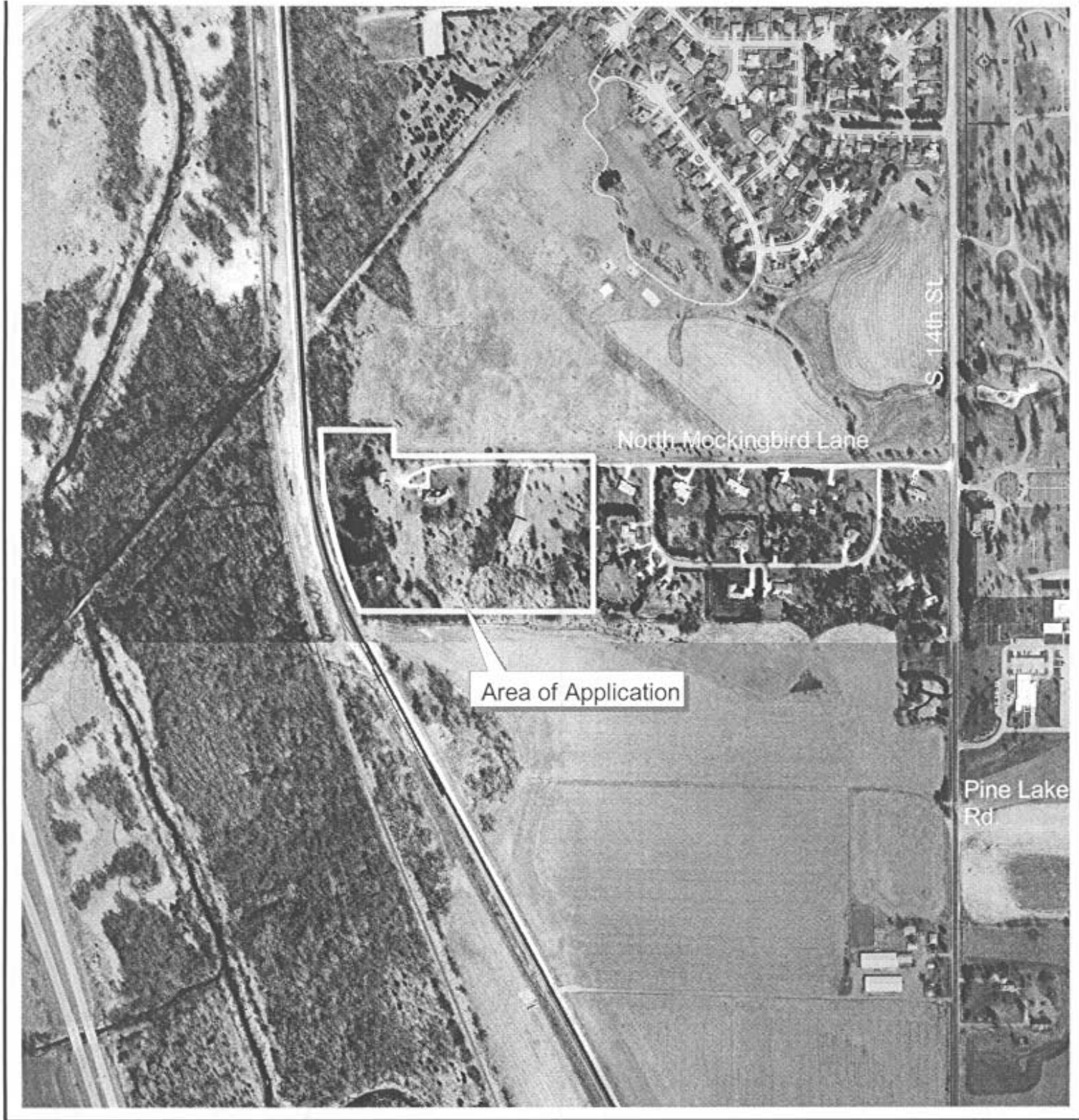
Prepared by:

Becky Horner
Planner

Applicant: Wilderness Park Estates Development Company
P.O. Box 889
Cullowtree, NC
(828)227-3600

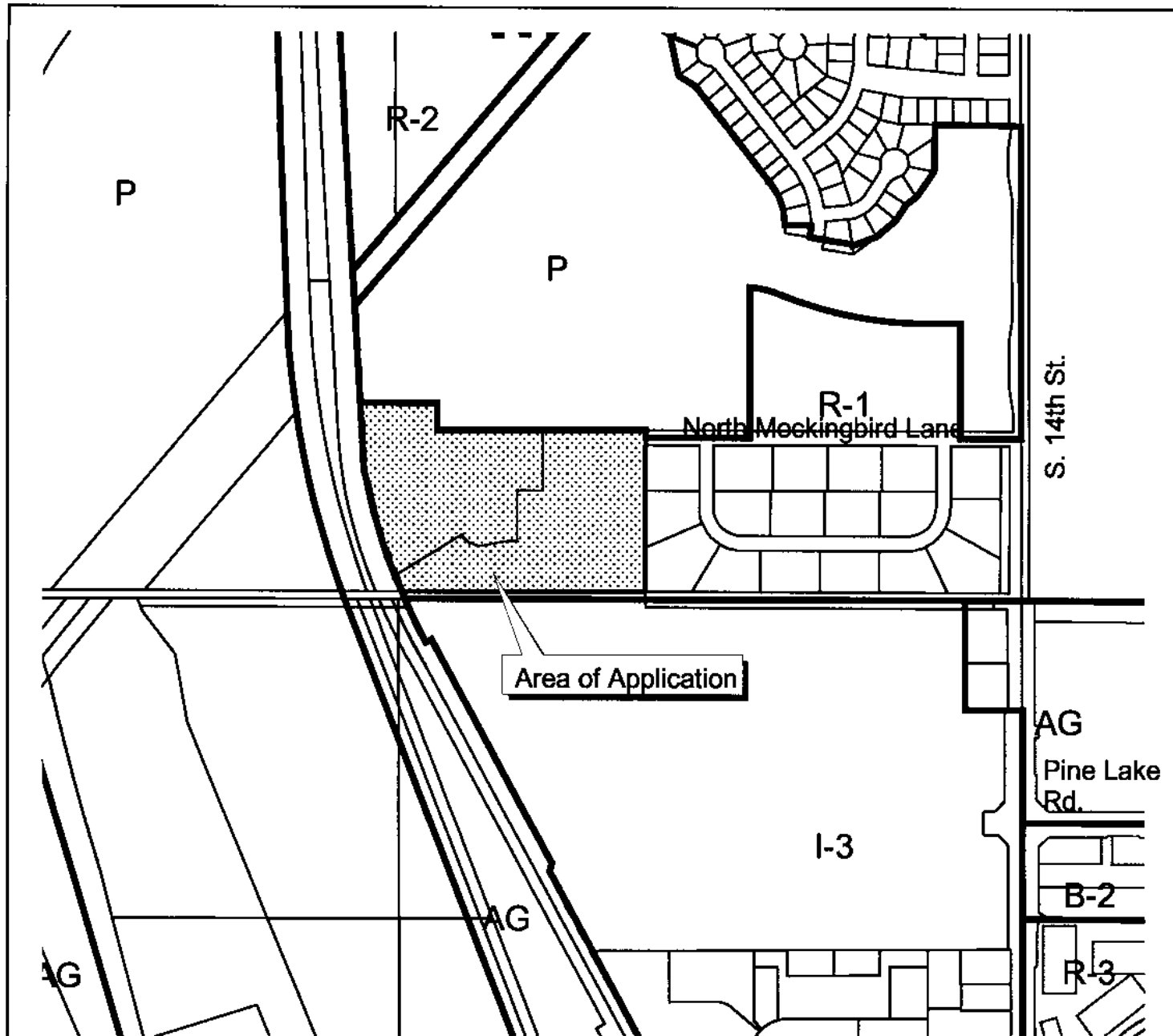
Owner: Same

Contact: Lyle Loth
Engineering Surveying and Planning
601 Old Cheney Road, Suite A
Lincoln, NE 68512
421-2500



Final Plat #02012
Mechling's Wilderness Park Estates
S. 14th & North Mockingbird Lane



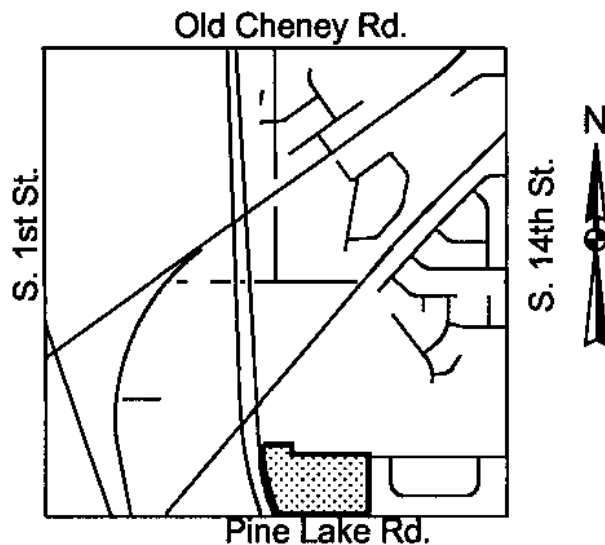
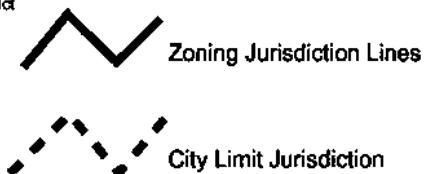


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S. 14th & North Mockingbird Lane

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	General Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R6E



STYLIS